

BUILDINGS & GROUNDS COMMITTEE MEETING

November 10, 2008 – 3:00 p.m.

PRESENT: Chairman Hunter; Supervisors M. Johnson; Rowland, Sausville, Southworth, Hargrave; Thompson, Wood; Spencer Hellwig, Mgmt. Analyst; Dan Butler, Animal Shelter; Joe Ritchey, Ricky Gardner, DPW; Dale Angstadt, Hans Lehr, Mental Health; Mark Rider, Co. Attorney; Steve Acquario, Peter Savage, NYSAC; Barbara Blanchard, Municipal Electric & Gas Alliance; Gene Salarni, Energy Next; David & Katrina Pacheco, Dennis Ross, Pacheco Ross Architects; Rich Campanola, C.T. Male; Press

Chairman Hunter called the meeting to order.

Mrs. Johnson moved to approve the minutes of the October 6th meeting. Ms. Southworth seconded. Unanimous.

Ms. Blanchard, Executive Director of MEGA, said it was their understanding that the Committee had questions about the County's participation in MEGA. She distributed copies of materials on MEGA, and a partial list of municipal participants. She said until this past summer, she was a representative of Tompkins County representing Dist. 1 on the Tompkins Co. Legislature for 12 years. She said she is now a resident of the Town of Milton. In my capacity as a legislator, I got personally interested in what happens to counties when New York State deregulates markets, she said. She said we needed to get smart about this and take the best opportunities we can. We explored what deregulation was about and what we as counties could do, she said. Our best ploy was to become an aggregate of power load, and we worked that out with the Public Service Commission to do a pilot project with Tompkins and Tioga Counties, she stated. She said the PSC was interested in the results we received. In no time at all, we had southern counties that wanted to join into our aggregation. The bigger it grew, the better our prices got, she said. She mentioned this began in 1998, and as of last week, there are 20 counties and over 100 towns, villages and cities. There are quite a few of other types of municipal organizations involved, she said. We have a record of successful savings over the period of time that we have been doing this. We saved over \$8 million in electricity alone – bigger counties saved more; smaller counties saved less. The real record of our growth was due to NYSAC's endorsement and the reach that they have throughout the State, she said. We are all over the State as far as coverage goes, she said. We will probably add 8 to 10 more counties before 2009 is out, she stated. She said their process for obtaining prices conforms to the General Municipal Law for public bid. We would love to have Saratoga County become part of our group, she added.

Mr. Acquario stated 20 of 57 counties are in MEGA. Representative of MEGA's board are also on our board, he said. He said it is more than just an endorsement with them. We take all issues surrounding electricity and the price of energy very seriously, he stated. He said this is fully done through County law. You don't sign until you see the price you are going to pay, he said. We look forward to having Saratoga County and its municipalities come on board. We give it our full seal of approval, he said. Mr.

Sausville asked about fire departments, etc. joining. Ms. Blanchard said there is really no one not eligible to participate. She said even churches, synagogues, school districts, etc., can join. Mrs. Johnson asked if you sign on for an indefinite period. Ms. Blanchard explained the sign up process for a 1 or 2 year contract. She stated a lot of the contracts are coming due the 1st of March. She said we try to stay on top of the game, and we rely heavily on Mr. Salarni and his associates. She said there is no cost to participate and no membership fee. Mr. Rider asked how frequently do they go out to bid. Ms. Blanchard stated about every 2 ½ years. Mr. Sausville asked how MEGA recovers their costs. Ms. Blanchard said a tiny royalty is paid by the energy service company. Ms. Southworth asked when contracts would begin if we agree to this. Mr. Ritchey stated by the beginning of the year.

Mrs. Johnson moved to authorize the purchase of electricity from Integrys Energy Services of New York. Ms. Southworth seconded. Unanimous.

Mr. Rowland moved to authorize the purchase of natural gas from Hess Corporation of Woodbridge, New Jersey. Mrs. Johnson seconded. Unanimous.

Ms. Southworth moved to authorize the Chairman to enter into lease agreement with Saratoga Soaring Association in the amount of \$2,925.00 for 45,000 sq. ft. of Airport land area. Lease term January 1, 2009 through December 31, 2027. Increases based upon CPI not to exceed 5%. Mr. Rowland seconded. Unanimous.

Mr. Sausville moved to authorize the Chairman to enter into lease agreement for the Supreme Court Law Library at City Hall for 2,403 sq. ft. in the amount of \$30,942.23 for a 5-year term with 3% annual increase. Mrs. Johnson seconded. Unanimous.

Mrs. Johnson moved to authorize the Chairman to enter into lease agreement for Alcoholism Services of the Mental Health Department with 254-258 Church Street Associates in the amount of \$87,780.00 for 4,200 sq. ft. for a term of 5 years with increases only due to pass-through operating costs. Mr. Sausville seconded. Unanimous. Mr. Ritchey pointed out this lease is split between a base rental amount of \$52,500 and one-third of our operating costs.

Mr. Ritchey requested a **resolution authorizing the Chairman to execute a five year contract with New York State Office of Court Administration to allow for 100% reimbursement of cleaning services and 25% of preventive maintenance work for the court facilities.** He said this represents about \$285,000 worth of cleaning and maintenance, and they reimburse us for some projects that we do, i.e., proposed generator that we will be installing. **Mr. Rowland moved to approve this resolution. Mrs. Johnson seconded. Unanimous.**

Mr. Ritchey requested a **resolution authorizing the Chairman to execute a contract with Heritage Springs Waterworks, Inc. to provide water at the County Airport. Rates will be in accordance with the schedule approved by the New York State**

Public Service Commission, and they will be paid by the Fixed Base Operator as per agreement. Mr. Ritchey said last year, the County accepted a New York State Airport Improvement Grant to install water. The water mains are scheduled to be installed next year. The Fixed Base Operator is responsible for the utilities. Two hydrants will be brought in, he added. Mrs. Johnson asked why the FBO isn't signing the contract. Mr. Ritchey said we are the owner, and we accepted the grant. **Mrs. Johnson moved to approve this resolution. Mr. Sausville seconded. Unanimous.**

In discussing the proposed new Animal Shelter, Mr. Campanola said their attempt was not to go through the design aspects, but their task was the type of building systems, products, components of construction, were they appropriate, and what needed to be done to bring costs in line with budgetary constraints as set by the Board. He said he looked at systems required to achieve goals of the project. In looking at value engineering options, we feel this can be brought down to 22,572 sq. ft. at \$5.27 million from 24,080 sq. ft. at \$6,145,000, he said. He said there are also long term planning items that are projected through feasibility studies that can be put into the facility over a 10 year growth span. He said the greatest factor is a change in the building system. We proposed a pre-engineered building system. One of the biggest components we identified is greater insulation values. With program size, the crematory could be in a detached structure and be separated from the rest of the building. He discussed using an FRP kennel system. By removing the partitions, you are basically gaining an increment of wall space. With the FRP kennel system, you have 1" dividers as opposed to a block wall. It is a solid panel with a corrosion resistant channel. Also, FRP materials for the doors; seamless vinyl floorings; FRP panels for the wall coverings; inexpensive metal liners for the ceilings. We propose the addition of a fire protection system. With air exchanges, there could be a balance between the number desired of 15 with a cost alternative at 10. We recommend a number of different air exchanges in different areas with exhaust fan alternatives, he said. He stated it is their recommendation to put in roof top units and ground mount them. The generator is essential, but we do not see the size required in the preliminary design. A smaller sized generator could accommodate the essential functions, and this could be purchased off State contract, he said. We recommend a Construction Manager be engaged by the County as an advisor to the County to maintain all of this value engineering right to operation and maintenance when the building is turned over to the County. You should be considering energy incentives that are available to you, he stated.

Mr. Campanola displayed a sample of the kennel material that is scratch and dent resistant. He said he asked Mr. Butler to look at a particular kennel that uses this material. Mr. Butler stated he looked at the kennel in Delanson, and he feels the material is satisfactory. He said the Shelter has 36 kennels now, and there would be another 18 that would be added down the road. Mr. Thompson asked how much a Construction Manager would cost. Mr. Campanola said 2.5% to 3.5% of the cost of construction, and there are things you may not want him to do.

Mr. Rowland moved to seek a proposal from C.T. Male for the next phase of the Animal Shelter project and to have that proposal by next month's Committee meeting. Mr. Sausville seconded. Unanimous.

Mr. Pacheco distributed copies of a Synopsis of the Schematic Design Development of the proposed Public Safety Building. He said included is a third party independent evaluation of the construction costs done by Cost Concepts. It is under our budget of what we originally came up with, he said. We originally started at a total project cost of \$18.9 million, and that number is now \$13.4 million with 5% on our contingency, he stated. We are also at a very beneficial time for bidding. There is a possibility this number could come down even further, but this is the number you should put aside for the project, he said. He said in today's handout, there is a full hard and soft cost budget. Mrs. Johnson said she does not see a Construction Manager figure in there. Mr. Pacheco stated they do not believe one is necessarily warranted for this project. He said at the very most a Clerk of the Works, but it is not a complicated building. He said they used Cost Concepts because their numbers are very good.

Mr. Pacheco said Katrina has spent a lot of time with the State Department of Health. Mrs. Pacheco said there are three different parts of Public Health that need review. She said she has sent DOH a copy of the plan for the Public Health area for their review. There are no major changes anticipated from their review, she said. Mrs. Johnson asked how long that review will take, and Mrs. Pacheco said it varies – 2 months up to 7 months. Mr. Pacheco said because Public Health would be moving their location, this review is required. He said also included in the estimate is a ballistic wall panel in the Sheriff's Dept. It is common, but not necessary to provide protection. That is about \$88,000, he said. He mentioned the replacement of regular batt insulation to spray insulation would be \$3,500. We strongly recommend this for long-term energy use, he said. He said they recommend additional sound batt insulation in the interior partitions at \$9,000. He said they tried to make the building as efficient as possible.

Mrs. Johnson asked where we do we go from here. Mr. Pacheco stated this is the end of their Schematic Design Phase. He said for the most part, everybody is pleased. There were requests we were not able to accommodate in the design, he stated. Mr. Ross said the four more stages there are would be: Design Development, Construction Documents, Bid Phase and Contract Administration. The construction portion of the project is about a 14-month time frame, he said. These are the typical things you would do from there, he added. You would need to enter into a contract with an architect firm, he said. Mr. Pacheco said last year, you put aside \$1 million for professional fees, and he does not believe it will come close to that. Mrs. Johnson told Pacheco & Ross that they have done a fantastic job, and she is very impressed with the savings. Mr. Pacheco said that is due to the very fine group of people who work for him. They have been very instrumental in making sure this building is the best it can be, he said. Mrs. Johnson said she does not know how soon we will get there, but we do need to get there. Mr. Pacheco mentioned that another homeless person was found living in the Woodlawn Ave. building. This has always been a security concern, and this is what they are dealing with up there, he said.

Mr. Sausville asked where does construction fit in with the 5-Year Capital Plan. Mr. Hellwig stated there is money left over to move into the next phase. There is a balance in the budget which will wind up in the fund balance. The Board will have to decide later

this year to move that money for this purpose, he said. Mr. Sausville asked if we would be selling the Woodlawn Ave. building. Mr. Hellwig said there have been no decisions on that building. We need to talk to Mr. Ritchey and some of the department heads, he said. This Committee would have to look at what to do with the Woodlawn Ave. building, he stated. He said maybe a subcommittee could be appointed to look at those details. He stated we can have Mike Pratt work with Mr. Ritchey for RFP's.

Mrs. Johnson asked who does the Certificate of Need. Mrs. Pacheco said the State does that, but application has to be made by the County. Mr. Hellwig said the next phase will include part of that process. Mr. Pacheco said they also had contact with the State Emergency Management Office, and they had no problems.

On a motion by Mr. Sausville, seconded by Mr. Rowland, the meeting was adjourned.

Respectfully submitted,

Elaine M. Sodemann